



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2014-01018

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 072718

Environmental Assessment No. T20140008

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Trinity Lutheran Church (Watt Communities LLC)

**MAP/EXHIBIT
DATE:**

07/22/14

**SCM REPORT
DATE:**

08/19/14

SCM DATE:

09/04/14

PROJECT OVERVIEW

One multifamily lot developed with 22 detached units for condominium purposes within zone A-1. An infill request has been made to increase the density.

Subdivision: To create one multifamily lot with 22 detached condominium units.

Infill Request: To allow an additional 3 dwelling units under the land use category 2 of the Countywide General Plan.

MAP STAGE

Tentative: ☒

Revised: ☐

Amendment: ☐

Amended : ☐
Exhibit "A"

Modification to : ☐
Recorded Map

Other: ☐

MAP STATUS

Initial: ☐

1st Revision: ☒

2nd Revision: ☐

Additional Revisions (requires a fee): ☐

LOCATION

16050 E San Bernadino Road
Covina, CA 91722

ACCESS

E San Bernardino Road

ASSESSORS PARCEL NUMBER(S)

8435027001

SITE AREA

3.29 gross acres, 2.805 net acres

GENERAL PLAN / LOCAL PLAN

County of Los Angeles General Plan

ZONED DISTRICT

Irwindale

SUP DISTRICT

1st

LAND USE DESIGNATION

1 (6 du/ac)

ZONE

A-1-6,000

CSD

N/A

**PROPOSED UNITS
(DU)**

22 dwelling units proposed

**MAX DENSITY/UNITS
(DU)**

19 du per zoning (6,000
square foot lot size)

**GRADING, CUBIC YARDS
(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

15,100 cubic yards

8,900 cubic yards of cut; 6,200 cubic yards of fill

2,700 cubic yards of import.

Balanced on-site

ENVIRONMENTAL DETERMINATION (CEQA)

Pending initial study review.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department

Status

Contact

Regional Planning	Hold	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626)430-5381 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☒

Exhibit Map/Exhibit "A" Revision Required: ☒

Revised Application Required: ☒

Reschedule for Subdivision Committee Meeting: ☒

Reschedule for Subdivision Committee Reports Only: ☐

Other Holds (see below): ☐

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative and exhibit maps. Redesign and reduce the number of units. Please read below for further details.

Land Use Policy:

Clear ☐ Hold ☒

1. The current proposal for 22 number of single-family units is inconsistent with the overall maximum density of 19 dwelling units allowed on the project site under the existing Plan land use designation. The development may not exceed 19 dwelling units without approval of the Infill request.
2. The Infill request has been received and is being reviewed, however, without a zone change request the infill request must be for a maximum of 20 units.

Zoning Code Compliance:

Clear ☐ Hold ☒

3. The required two covered parking spaces must be conveniently accessible and permanently maintained by having the minimum required back up space of 26 feet, measured from the edge of the exterior wall of the structure or portion of structure used for covered parking. Parking compliant with the American's with Disabilities Act (ADA) may be required at building permit(s).

Tentative Map:

Clear ☐ Hold ☒

4. Identify the streets as private drives and fire lanes with easements and radii of all curves, unless a Fire Department turn-around is shown, directly on the tentative map.
5. Provide cross sections drawn to scale with dimensions for all existing and proposed highways, parkways, streets, drives, fire lanes, alleys and ways, within and adjoining the subdivision. Cross-sections shall depict, at a minimum, the existing and proposed required features such as street trees, street lights, walls, fences, and adjacent building facades.
6. Rectify grading amount discrepancies between what is on the application versus what is on the maps. If grading is to be exported, indicate the determined location.
7. Indicate when the removal of all structures is proposed and label them as "to be removed".
8. Correct the zoning in the notes to A-1-6,000 (Light Agricultural)

Exhibit map:

Clear ☐ Hold ☒

9. See tentative map section: Provide cross sections drawn to scale with dimensions for all existing and proposed highways, parkways, streets, drives, fire lanes, alleys and ways, within and adjoining the subdivision. Cross-sections shall depict, at a minimum, the existing and proposed required features such as street trees, street lights, walls, fences, and adjacent building facades.
10. Correct the zoning in the notes to A-1-6,000 (Light Agricultural)

Environmental Determination:

Clear ☐ Hold ☒

11. An initial study must be prepared for the California Environmental Quality Act (CEQA) determination. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.

Healthy Design Ordinance ("HDO"):

Clear ☐ Hold ☒

12. See tentative map and Exhibit map section: Provide cross sections drawn to scale with dimensions for all existing and proposed highways, parkways, streets, drives, fire lanes, alleys and ways, within and adjoining the subdivision. Cross-sections shall depict, at a minimum, the existing and proposed required features such as street trees, street lights, walls, fences, and adjacent building facades.
13. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 258.71 linear feet of street frontage, a total of 11 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation. Species shall allow canopies of minimum 25 feet diameter at its widest point and grow to have at least 7 feet of open (non-obscured) space between the base and the bottom of the canopy at expected maturity; a minimum size of 5 gallons and a minimum height of 10 feet at the time of planning and subject to review and approval by the Director of Planning.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application
- A signed and dated cover letter describing all changes made to the map
- Seven (7) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format
- Revision fee payment (for the 3rd revision and thereafter)
- Any other additional materials requested by the case planner

NOTE: An appointment is required for resubmittal. You must call the Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.